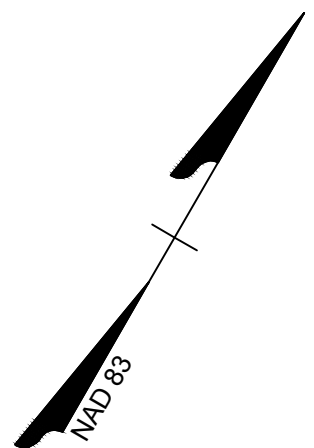


PHASE 1  
PHASE 1 OF THE GREENWOOD VILLAGE DEVELOPMENT INCLUDES THE ENTRANCE OFF OF REDOUBT ROAD AND THE WESTERNMOST ENTRANCE OFF OF NORTHDRIDGE STREET, 26 PARKING SPACES, A BIKE RACK, AND TOWNHOMES 1-19 AND 28-29, AS WELL AS CONDOMINIUMS 1 AND 2. SOME RETAINING WALLS WILL BE CONSTRUCTED DURING PHASE 1 OF THE DEVELOPMENT THAT ULTIMATELY CONNECT CONDOMINIUMS 1 AND 2 AS WELL AS TOWNHOMES 28-29 AND ENDING AT TOWNHOME 30. HANDRAILS WILL BE INSTALLED ALONG ALL RETAINING WALLS AS WELL AS GUARDRAIL ALONG AREAS WHERE A RETAINING WALL IS ADJACENT PARALLEL AND/OR ADJACENT TO THE ROADWAY. SIDEWALKS WILL BE CONSTRUCTED FROM CONDOMINIUM 2 AND RUN SOUTHWARD PARALLEL WITH THE ROADWAY AND CONNECT TO NORTHDRIDGE STREET. BOTH SITE ENTRANCES WILL HAVE ADA ACCESSIBLE RAMPS AND PAVEMENT MARKINGS FOR CROSSWALKS. SIDEWALK ALONG THE NORTHDRIDGE STREET RIGHT-OF-WAY WILL BE INSTALLED, AS PART OF THE RIGHT-OF-WAY IMPROVEMENTS, AND CONNECT TO THE EXISTING SIDEWALK ALONG REDOUBT ROAD. THE REDOUBT ROAD RIGHT-OF-WAY WILL CHANGE SLIGHTLY WITH THE ENTRANCE ADDITION FOR THE SITE. ON-STREET PARKING WILL BE REMOVED FOR THE ENTRANCE AND NEW ADA RAMPS WILL BE INSTALLED.

PHASE 2 SITE DEVELOPMENT IS THE CONSTRUCTION OF TOWNHOMES 20-27, AND 30-60, AS WELL AS CONDOMINIUM 3. ONE ENTRANCE CONNECTION TO NORTHRIDGE STREET WILL BE INSTALLED IN BETWEEN TOWNHOMES 27 AND 56 WITH NEW ADA RAMP ACCESS AND SIDEWALKS ALONG THE NORTHRIDGE STREET RIGHT-OF-WAY. 25 PARKING SPACES WILL BE INSTALLED AS WELL AS SIDEWALK CONNECTING CONDOMINIUM 3, AND A SIDEWALK JUST WEST OF FUTURE CONDOMINIUM 5, TO THE NORTHRIDGE STREET RIGHT-OF-WAY. THE RETAINING WALL FROM PHASE 1 THAT ENDS AT TOWNHOUSE 30 WILL BE CONTINUED THROUGH THE BACKSIDE OF CONDOMINIUM 3 AND TERMINATE AT THE EASTERN SIDEWALK OF NORTHRIDGE STREET. THE RETAINING WALL FROM PHASE 1 THAT ENDS AT TOWNHOUSE 51 AND NORTH OF 53-55 TERMINATING AT THE EASTERN SIDEWALK OF NORTHRIDGE STREET WILL BE CONTINUED TO THE WEST OF TOWNHOUSE 51. PHASE 2 LINE, ADDITIONALLY, THERE WILL BE A RETAINING WALL WEST OF THE NORTHERN ROADWAY AND CONNECT TO TOWNHOUSE 42 AND TERMINATE NORTH OF TOWNHOME 43 THE WALL BEGINS AGAIN EAST OF TOWNHOUSE 48 AND CONTINUES TO JUST EAST OF TOWNHOUSE 48. HANDRAILS WILL BE PLACED AT ALL RETAINING WALL LOCATIONS AND GUARDRAIL IS LOCATED AT THE ENDS OF THE NORTHERNMOST ROAD OF THIS PHASE OF DEVELOPMENT. THIS PHASE OF DEVELOPMENT CONTAINS SEVERAL SETS OF STAIRS CONNECTING THE TOWNHOMES TO THE ROADWAYS AND HANDRAILS WILL BE PLACED AT ALL STAIR LOCATIONS.

CONDOMINIUMS 4 AND 5, AND TOWNHOMES 61-95 WILL BE CONSTRUCTED DURING THE FINAL PHASE, PHASE 3. 19 PARKING SPACES, ONE OF WHICH BEING HANDICAP VAN-ACCESSIBLE, AND A BIKE RACK WILL BE INSTALLED. A CENTRAL GRASS AREA LOCATED BETWEEN TOWNHOMES 67 AND 77 WILL HAVE SIDEWALK SURROUNDING IT. TWO ENTRANCES FROM NORTHDRIDGE STREET AND EASTVIEW STREET WILL BE CONSTRUCTED WITH ADA RAMPS AND SIDEWALK ALONG THE RIGHT-OF-WAY. THERE WILL BE SEVERAL RETAINING WALLS RUNNING PARALLEL TO THE ROADWAYS WITH GUARDRAIL AND HANDRAILS. TWO RETAINING WALLS WILL CONNECT TO TOWNHOMES, AND ONE WILL BE FREESTANDING.

Types	AREA
A1	2334 SF
A2	2513 SF
A3	2740 SF
ASHMORE	2014 SF
CHATSWORTH	2134 SF
DOVER	1993 SF
EDGEWOOD	2183 SF
CONDO 1	22,351 SF
CONDO 2	22,351 SF
CONDO 3	40,345 SF
CONDO 4	16,253 SF
CONDO 5	37,202 SF



## FULL DEPTH PAVEMENT REPLACEMENT

TYPE 'A' TOWNHOMES: BASEMENTS  
TYPE 'B' TOWNHOMES: ENTRY ON GARAGE LEVEL

A  
B  
C


LINE TABLE		
LINE	LENGTH	BEAR
L1	73.80	N19°
L2	118.57	S74°
L3	165.92	S74°
L4	29.62	N48°
L8	3.98	N50°
L9	65.37	N50°
L10	120.48	N50°
L11	30.64	N50°
L13	73.55	N60°
L14	26.72	N56°
L15	116.30	N61°
L16	118.45	N61°
L17	12.78	N66°
L18	32.36	S17°
L19	74.77	S74°
L20	124.09	N27°
L21	14.13	N34°
L23	61.83	N40°
L25	38.19	N14°
L27	10.10	N50°

LINE TABLE		
LINE	LENGTH	BEARING
L28	259.51	N61°22'18"E
L29	169.29	S33°08'43"E
L31	146.73	S22°44'30"E
L32	114.57	N68°31'54"E
L33	106.34	N68°31'54"E
L34	18.79	N71°37'54"E
L35	149.90	N36°10'53"E
L36	36.18	N36°10'53"E
L37	3.68	S17°50'18"E
L39	23.38	S0°53'35"W
L41	29.11	S18°12'30"E
L42	130.00	S72°09'42"E
L44	28.33	N7°41'07"W
L46	126.76	N20°26'58"W
L48	188.10	S69°33'02"W
L50	87.26	S18°12'30"E
L52	225.04	N79°10'28"E
L53	72.39	S7°41'07"E
L54	7.70	N82°53'47"E
L55	189.96	N85°14'08"E

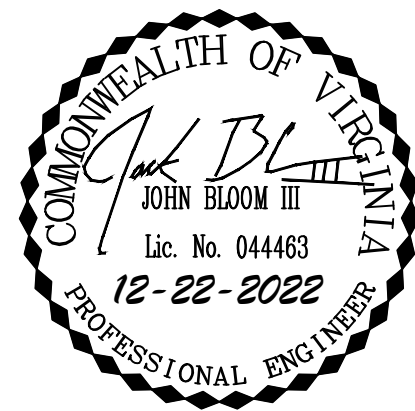
LINE TABLE		
LINE	LENGTH	BEARING
L56	126.24	S89°55'47"E
L57	126.24	S89°55'47"E
L59	12.46	S0°00'00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	100.00	39.09	19.80	22°23'52"	N60°08'02"E	38.84
C2	61.00	22.39	11.32	21°02'02"	N60°48'57"E	22.27
C3	211.00	38.99	19.55	10°35'11"	N55°35'31"E	38.93
C4	100.00	27.75	13.96	15°53'55"	N22°27'34"W	27.66
C5	75.00	46.76	24.17	35°43'22"	N32°22'17"W	46.01
C6	14.00	2.54	1.27	10°24'13"	S27°56'36"E	2.54
C7	75.00	24.52	12.37	18°43'53"	S8°28'22"E	24.41
C8	75.00	25.00	12.62	19°06'05"	S8°39'28"E	24.89
C9	50.00	11.14	5.59	12°45'51"	N14°04'03"W	11.12
C10	36.00	56.55	36.00	90°00'00"	N65°26'58"W	50.91
C11	36.00	55.14	34.62	87°45'32"	S25°40'16"W	49.91
C12	41.00	59.12	36.03	82°37'02"	S59°31'01"E	54.13
C13	41.00	64.34	40.94	89°54'59"	S44°57'59"E	57.94

SCALE 1"=80'



A horizontal scale bar with a white left half and a black right half. The total length is 160 feet, with a midpoint at 80 feet. The scale is labeled 0, 80', and 160'.



THIS DRAWING PREPARED AT THE  
**VIRGINIA BEACH OFFICE**  
2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452  
TEL 757.213.6679 FAX 757.340.1415 [www.timmons.com](http://www.timmons.com)

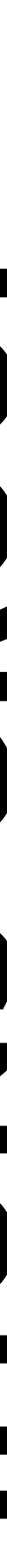
YOUR VISION ACHIEVED THROUGH OURS.

DRAWN BY  
*E. BROOKE*

DESIGNED BY  
*E. BROOKE*

CHECKED BY  
*J. BLOOM*

SCALE  
 $1'' = 80'$



**TIMMONS GROUP**

GREENWOOD VILLAGE  
WILLIAMSBURG, VIRGINIA  
OVERALL CITY PLAN

**OVERALL CITE DI ANNI**

**OVERALL CITE DI ANNI**

JOB NO.  
42335.0

SHEET NO.  
C-4.0

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